

**CITY OF DEXTER
PLANNING COMMISSION
VIRTUAL MEETING
TUESDAY, JULY 6, 2021**

I. CALL TO ORDER AND ROLL CALL

The Virtual Meeting of the Planning Commission was called to order at 7:03 PM by Community Development Manager Michelle Aniol with roll call.

Matt Kowalski – Attending remotely in the City of Dexter, Michigan
Thomas Phillips – Attending remotely in the City of Dexter, Michigan
Jim Carty – Attending remotely on I-94 in the Macomb Township, Michigan
Alison Heatley – Attending remotely in the City of Dexter, Michigan
Chet Hill - Attending remotely in the City of Phoenix, Arizona
Kyle Marsh - Attending remotely in the City of Dexter, Michigan
Karen Roberts - Attending remotely in the City of Dexter, Michigan
Wa-Louisa Hubbard - Attending remotely in the City of Dexter, Michigan
Dustin Wise – Absent

Student Reps: Isabella Malek – Attending remotely in Washington D.C.
Stuart Bovich – Attending remotely in the City of Dexter, Michigan

Also present remotely: Michelle Aniol, Community Development Manager; Mike Auerbach, Assistant Planner; Megan Masson-Minock, CWA; Marcus McNamara, OHM Advisors; and Carol Jones, Recording Secretary.

II. APPROVAL OF THE MINUTES

1. Virtual Regular Meeting Minutes – June 7, 2021.

Motion Roberts; support Hill to approve the minutes of the June 6, 2021 Virtual Regular Meeting with the correction of Planning Commissioner Marsh being present for the Approval of the Minutes and Planning Commissioner Phillips absent for the Approval of the Minutes (Arriving at 7:10 PM).

Ayes: Carty, Phillips, Marsh, Heatley, Hubbard, Hill, Roberts and Kowalski
Nays: None
Absent: Wise
Motion carries

III. APPROVAL OF THE AGENDA

Motion Roberts; support Hill to approve the agenda with the correction of item XI – Proposed Business of Monday, August 2, 2021 and not Tuesday, July 6, 2021.

Ayes: Hubbard, Roberts, Marsh, Phillips, Carty, Hill, Heatley and Kowalski
Nays: None
Absent: Wise
Motion carries

IV. PUBLIC HEARING

None

V. PRE-ARRANGED CITIZEN PARTICIPATION

None

VI. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

VII. REPORTS

A. Chairman Report – Matt Kowalski

I'm sorry I was unable to attend last month's meeting. I would like to add the Election of Officers to the August Agenda.

B. Planning Commissioners and Council Ex-Officio Reports

Commissioner Phillips inquired about the site Plan for the Avalon Housing Project and questioned the size of the windows being installed. Discussion followed.

Council Member Hubbard reported that City Council did move forward on the purchase of 3515 Broad Street for City Offices by a unanimous vote of Council and appointed Sanam Arab for the open seat on City Council. She also reported on public hearings held in June for Millage Rates and Fees and the Budget. An upcoming public hearing on July 26, 2021 will be about a text amendment on regulations on small cell wireless facilities in the right-of-way. Council also approved the new Student Reps for 2021-2022. Council held a Work Session to discuss filling the City Manager position and will offer a contract to our Interim City Manager, Justin Breyer, at the July 12, 2021 meeting.

Commissioner Hill reported that the ZBA did not meet in June.

C. Committee Reports

None

D. Community Development Office Reports – Michelle Aniol

Ms. Aniol reported on the following:

- City Council did approve the recommendation from the Planning Commission on the ADU Ordinance from Planning Commission with one change that all units should be connected to City Water and Sewer unless it cannot be feasibly done and this will become effective June 30, 2021.

- There are new banners on the barricades at the Riverview and Dexter's Pub as part of DDA's efforts with the Outdoor Service Area.
- The Eve and Annie Boutique has opened on Main Street between Whit's End and the Pub.

VIII.COMMUNICATIONS

Commissioner Kowalski reported on a meeting being arranged with Scio Township on reviewing their Master Plan and asked for a third representative from Planning Commission to attend on July 20, 2021. Commissioner Marsh volunteered to join Commissioners Kowalski and Phillips at the meeting.

IX. OLD BUSINESS

A. Zoning Ordinance Update from Sub-Committee

Review of 6th (June 21, 2021) and 7th (July 6, 2021) ZO Update Sub-Committee Meetings (Form-Based District and Use Districts)

Ms. Masson-Minock reported that the past two meetings involved going over form based districts, structures, how they were presented, and bringing all of this forward to discuss. Discussion followed with Planning Commissioners encouraged to submit their comments and questions to Ms. Masson-Minock.

X. NEW BUSINESS

A.AP2020.21-19 CSPA Care 2 Cure Office Building, 7390 Dexter Ann Arbor Road - Consideration of a Combined Preliminary and final site plan for a new commercial office building at 7390 Dexter-Ann Arbor Road. The subject site is zoned PB, Professional Business District and ARC, Dexter Ann Arbor Road Corridor Overlay District.

Staff:

City of Dexter - Mr. Auerbach described the Care2Cure building at 7390 Dexter-Ann Arbor Road, the updates that have been done based on recommendations and reviews by the consultants and the changes that have been done to the plan such as the reduction in square footage and construction changed to a single phase. Mr. Auerbach also requested that Commissioner's make determinations regarding the requested waivers as well as whether the proposed design complies with the Ann Arbor Road Corridor Overlay District's architectural standards.

CWA – Megan Masson-Minock reported CWA recommends approval of the combined site plan subject to the Planning Commission's determinations on the waivers requested and determination about the building's design along with additional conditions of approval with labeling of fencing, easement of sidewalk outside of the right-of-way, carport application and signage.

OHM – Marcus McNamara also recommended approval of the combined site plan subject to the determinations on the waivers requested by the applicant and

supports the waiver for a straight driveway and a reduced separation from adjacent driveways and intersections. He also reported that there are some challenges with this particular site.

Applicant:

Allison Bishop of AR Brouwer reported that the previous issues and engineering have been addressed and adjustments made to the building site.

Planning Commission Discussion:

I congratulate on the preservation of the trees and the berm, but I do have questions regarding the tree species chosen.

Why is there such an amount of flat roof on the building?

The amount of fencing around the detention pond looks ominous.

There are no roof screens on nearby buildings, just push the mechanical units to the back.

I recommend the fence be black in color.

I commend the applicant for taking our feedback and working with it. It is a good project but does not quite fit the other buildings in the corridor.

The roof doesn't fit the scale of the building.

Motion:

Motion Carty, second Phillips based on the information provided by the applicant, staff, CWA, OHM and DAFD, and reflected in the minutes of this meeting, the Planning Commission moves to grant the applicant's requested waivers, numbers 1-7, but not number 8 and for staff to work with the applicant on appropriate substitute landscape species, as were cited in staff's review dated, June 29, 2021 and to **POSTPONE** action on **AP.2020.21-19 CSPR Care2Cure 7390 Dexter-Ann Arbor Road** Preliminary and Final Site plan, dated April 5, 2021 and revised June 4, 2021 until August 3, 2021, to allow the applicant more time to address the following concern:

1. Architectural design of the building, as discussed, does not meet the requirements of Sections 15(B).02(C)(2), 15(B).02(D)(1), and 15(B).02(D)(3) of the Zoning Ordinance.

Ayes: Hill, Roberts, Heatley, Hubbard, Marsh, Phillips, Carty and Kowalski

Nays: None

Absent: Wise

Motion carries

XI. PROPOSED BUSINESS FOR MONDAY, AUGUST 2, 2021:

A. AP2020-21 – 19 PSPR Care 2 Cure Office Building

- B. AP2020.21-20 Millennium Place PUD Final Site Plan Review
- C. Discussion regarding Second Street
- D. Zoning Ordinance Sub-Committee – Review of 8th Meeting
- E. Election of Officers

XII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XIII. ADJOURNMENT

Motion Carty; support Marsh to adjourn at 9:07 PM.

Unanimous voice vote approval with Commissioner Wise absent.

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing: August 2, 2021